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REPORT TO PLANNING COMMITTEE

SMALL AREA POPULATION AND DWELLING TRENDS IN OTTAWA-CARLETON 1981-1986

Note: This report replaces the report "Small Area Population and Dwelling Trends in Ottawa-Carleton 1981-1986" dated 31 August 1987. Revisions were required to the original report to incorporate changes made by Statistics Canada to the 1986 Census counts of total occupied dwelling units. These revisions do not, however, alter the basic conclusions of the original report.

INTRODUCTION AND SUMMARY

The final population and dwelling counts by census tracts from the 1986 Census of Canada were recently released by Statistics Canada.

The purpose of this report is to present a brief review, based on these recently released census data, of some of the key changes which occurred in the Ottawa-Carleton region in the 1981 to 1986 period. Further reports will be prepared based on the staged release of census data over the course of the next 12 months.

The maps prepared for this report illustrate the spatial distribution of the growth and change in population and dwellings.

Population growth in Ottawa-Carleton mirrors to a large extent the location of new dwelling units during the period. The Quebec side of the Ottawa-Hull Census Metropolitan Area accommodated over 20 per cent of the growth in population, primarily in new subdivisions in Gatineau, North Hull and Aylmer. Similarly, in the Ottawa-Carleton region new subdivisions in Orleans, Kanata, Barrhaven and the newly developing suburbs of south Ottawa and Nepean accommodated most of the increase in population.

However neighborhoods in the older urban municipalities of Ottawa, Vanier, Hull and Gatineau and to some extent in Nepean and Gloucester, experienced a net decline in population even though many saw an increase in residential construction. This situation continues to illustrate the trend towards smaller households which is and has been occurring to some extent in all municipalities in the Ottawa-Hull region in the last 15 years.

These relationships confirm the long-term trends and assumptions, upon which the official plan review is based. The draft plan's assumptions are that household size will continue to decline albeit at a slower rate. The population resulting from new residential construction on land inside the outer limits of the federal greenbelt when combined with declines in household size in the existing stock, will result in a reasonably stable population in this area to the turn of the century. The main locations which will experience an increase in population to the turn of the century are in the designated urban centres outside the greenbelt and in the rural areas within the Ottawa-Carleton region.

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DISCUSSION

Technical Considerations

In a report previously received by the Planning Committee, staff presented an analysis of population and dwellings by area municipality from the 1986 Census. Certain observations were given on these trends. However, since the results were presented by municipality changes which occurred within a municipality were hidden. It is the purpose of this report to focus on the key small area population and dwelling changes which occurred in the 1981 to 1986 period.

A census tract is a small permanent census geostatistical area which is established in large communities by Statistics Canada. Generally the population within a census tract is between 2,500 and 8,000. In the main labour market area of Ottawa-Hull, which Statistics Canada calls a Census Metropolitan Area, there are 192 census tracts. The use of micro computers has aided the analysis. The 1981-1986 census tract data were analyzed and grouped for micro computer mapping purposes. The maps presented in this report are not computer plotted maps but are based on working maps prepared by a micro computer program called ATLAS.

Four maps are described in this report, two representing the theme of population change in the period 1981 to 1986 and two which represent the change in number of dwellings.

These maps cover two portions of the Ottawa-Hull census metropolitan area (C.M.A.). The first map covers the central part of the C.M.A. This map highlights the central census tracts both in Ottawa-Carleton and in the Outaouais Regional Community. The second map covers only the Ottawa-Carleton part of Ottawa-Hull C.M.A. This map focuses on the census tracts incorporating the urban centres of Orleans, and Kanata as well as the predominantly rural municipalities within the Ottawa-Carleton region.

Small Area Population Change 1981 to 1986

Figure 1 and Figure 2 illustrate the change in population in the period 1981 to 1986 by census tract. A number of observations can be made.

The largest increase in population (that is of more than 2,000 persons) generally occurred outside of the older, generally built-up urban municipalities, for example, in Orleans (Gloucester and Cumberland portions), Kanata and in Le Carrefour area of Gatineau. The only exception to this observation is in the growth which occurred in the expanding south Ottawa/ Greenboro community of the City of Ottawa.

Those census tracts which exhibited growth of between 1,000 and 2,000 persons follow a similar peripheral growth pattern. The Barrhaven, Centrepoint (Baseline/Woodroffe), and Manordale communities in Nepean, Blossom Park, Pineview and Orleans communities in Gloucester, the Orleans portion of Cumberland Township, Bridlewood and Hazeldean in Kanata and the village of Stittsville in Goulbourn all experienced similar population trends. Interestingly, the Hunt Club/Riverside area and Alta Vista neighbourhoods north of Smyth road in the City of Ottawa also displayed significant population increases over the five year period. These changes in population generally reflect the expansion and development of previously undeveloped land in these City of Ottawa neighbourhoods.

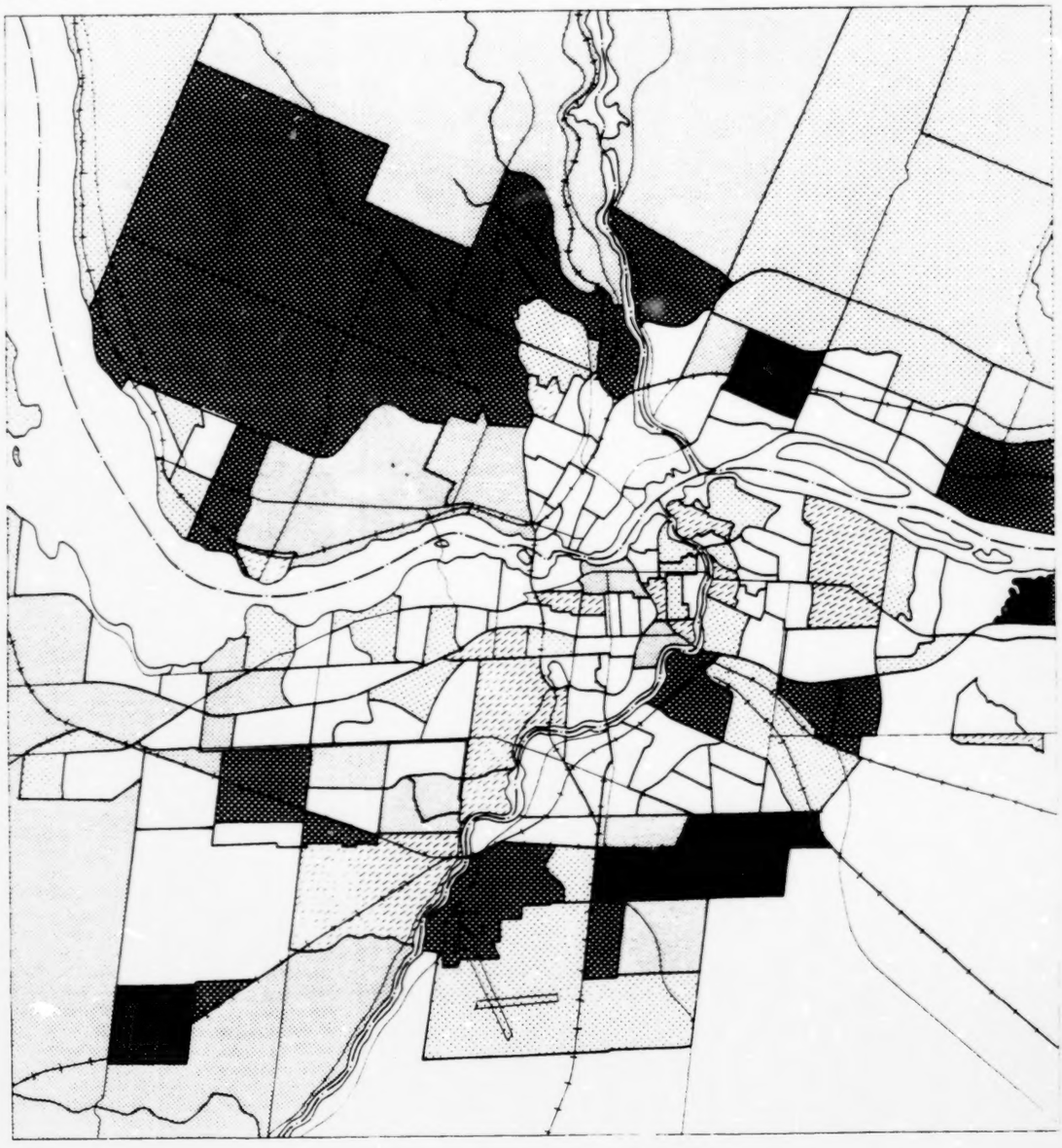
FIGURE 1

POPULATION CHANGE
1981–1986
BY CENSUS TRACTS

CENTRAL PART
OTTAWA–HULL
CENSUS METROPOLITAN AREA

VARIATION DE LA POPULATION
1981–1986 PAR SECTEUR DE
RECENSEMENT

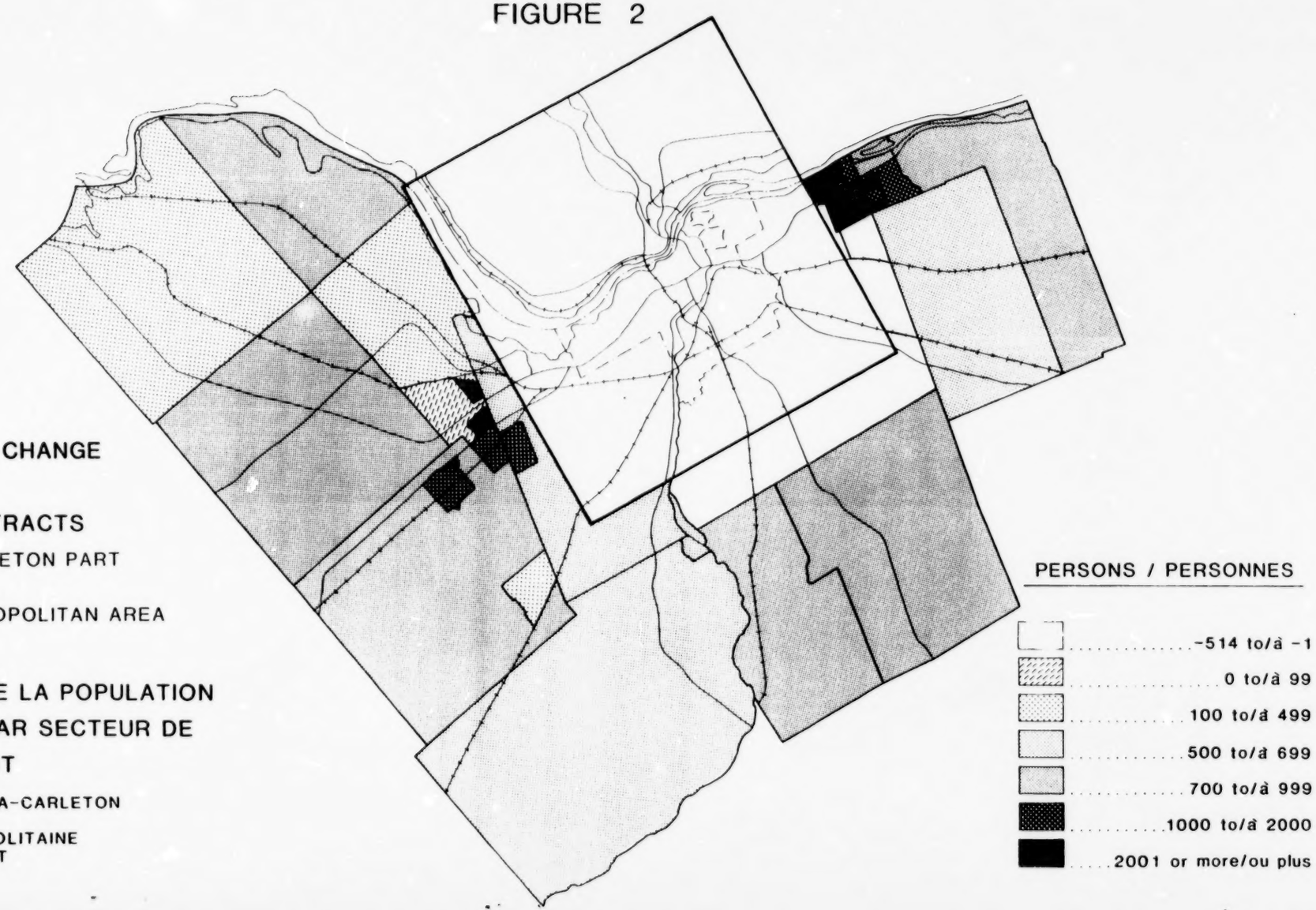
PARTIE CENTRALE
OTTAWA–HULL
RÉGION MÉTROPOLITAINE
DE RECENSEMENT



PERSONS / PERSONNES

-514 to/à -1
0 to/à 99
100 to/à 499
500 to/à 699
700 to/à 999
1000 to/à 2000
2001 or more/ou plus

FIGURE 2


POPULATION CHANGE
1981–1986
BY CENSUS TRACTS
OTTAWA–CARLETON PART
OTTAWA–HULL
CENSUS METROPOLITAN AREA
VARIATION DE LA POPULATION
1981–1986 PAR SECTEUR DE
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PARTIE D'OTTAWA–CARLETON
OTTAWA–HULL
RÉGION MÉTROPOLITAINE
DE RECENSEMENT
PERSONS / PERSONNES
-514 to/à -1
0 to/à 99
100 to/à 499
500 to/à 699
700 to/à 999
1000 to/à 2000
2001 or more/ou plus

On the Quebec side of the region, Aylmer, north Hull and eastern Gatineau displayed similar population increases.

On the other extreme, many census tracts in the older urban municipalities of Ottawa, Vanier, Hull, parts of Gatineau and even some census tracts in the growing municipalities of Nepean and Gloucester displayed a net decline in population of up 515 persons. These declines are probably associated with the general continuing decline in household sizes associated with changes in family size which have been observed in most urban areas of Canada in the last 15 years. For example, in the case of the City of Nepean, some of Nepean's older neighbourhoods such as Fisher Heights, Meadowlands, Bell's Corners and Crystal Beach underwent a decline in population. In the City of Gloucester, the Blackburn Hamlet and Beacon Hill communities also experienced similar population declines; as did three of the five census tracts in the City of Vanier. In the City of Ottawa virtually all of the Alta Vista community south of Smyth Road to the Rideau River, Manor Park, Carlington, and the Parkway Park neighbourhoods exemplified this population characterstic.

In the older City of Ottawa neighbourhoods such as in Ottawa South, the Glebe, Centretown, Westboro, and Ottawa West declines in population were also observed, notwithstanding their image over the last decade as neighbourhoods experiencing some infilling and redevelopment.

The only exceptions to this general trend occurred in the Central area of the City of Ottawa and in Ottawa east where moderate (up to 1,000 persons) gains have been observed (Figure 1). The census tracts generally comprising the rural area (Figure 2) display increases in population with the only exceptions to this observation occurring in parts of rural Gloucester and Nepean.

Change in Dwelling Units

Figure 3 and Figure 4 illustrate the change in dwelling units in the period 1981 to 1986 by census tract (note that, for Kanata and Orleans, dwelling unit changes are shown on the basis of 1981 census tracts). The largest increase (more than 2,000 units) in dwellings by census tract occurred in one area - the Orleans Community (Gloucester and Cumberland parts).

However, Kanata, parts of Hull, Aylmer, Gatineau and Nepean experienced a relatively large increase in dwellings (1,000 to 2,000 units). The major difference between population and dwelling growth distributions however is that many of the older urban area census tracts (Ottawa, Vanier, Hull, Gatineau and parts of Nepean and Gloucester) experienced growth in the number of dwelling units but not in population. To illustrate this phenomenon, reference can be made to the situation observed in the City of Ottawa. As was indicated in the previous report on census population trends, the City of Ottawa accounted for 25 per cent of the 27,600 new dwellings created in the Ottawa-Carleton region between 1981 and 1986. This share of growth however did not result in a similar increase in population. In fact the City of Ottawa accounted for less than 10 per cent of the nearly 60,000 increase in Ottawa-Carleton population. As can be observed from Figure 3 many of the City of Ottawa's census tracts experienced at least some increase in dwellings but these increases did not necessarily result in an increase in population (Figure 1). In fact due to changes in household size the result was in many cases, a net population loss on a census tract basis.

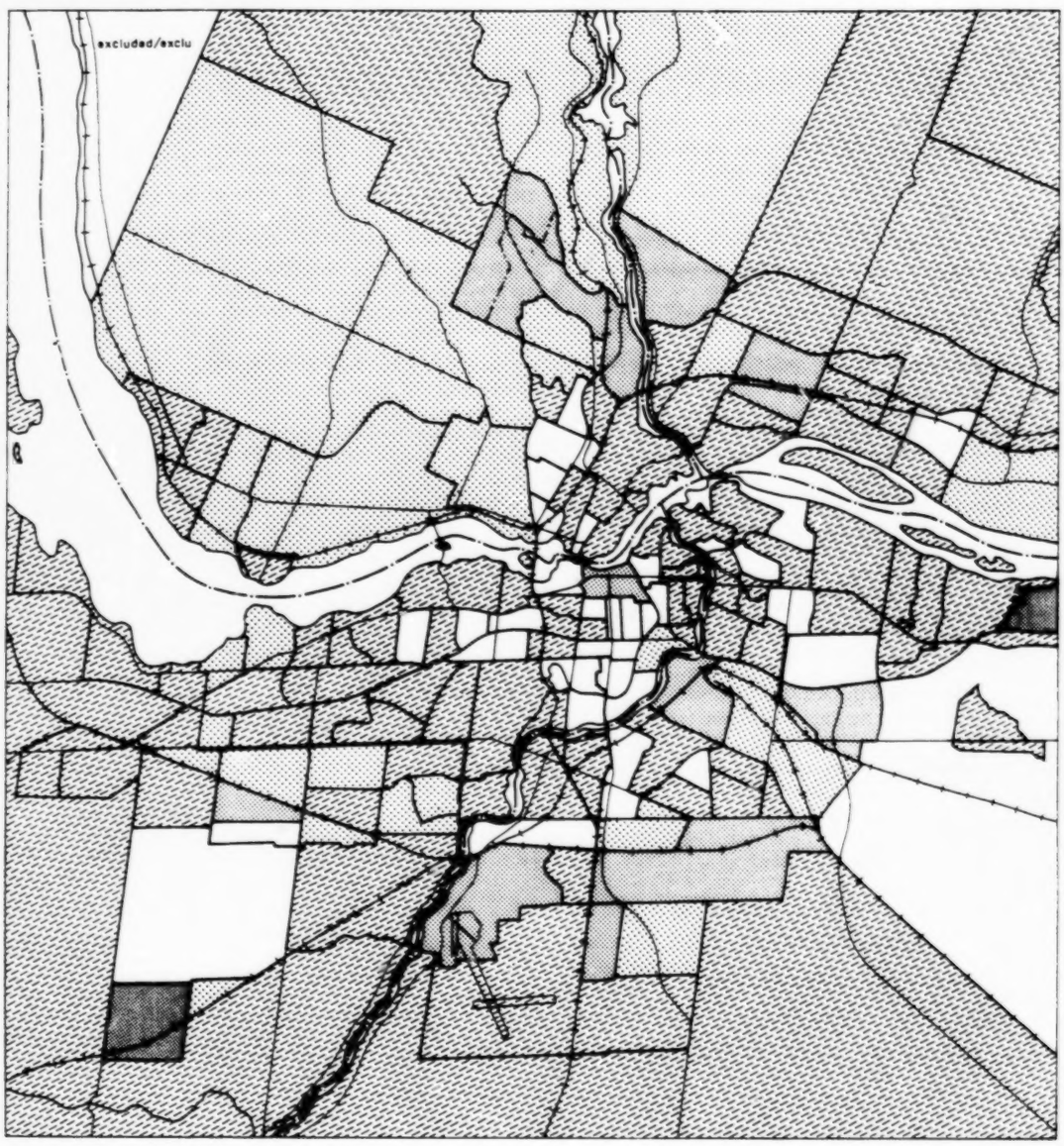
FIGURE 3

CHANGE IN DWELLINGS 1981-1986 BY CENSUS TRACTS

CENTRAL PART OTTAWA-HULL CENSUS METROPOLITAN AREA

VARIATION DES LOGEMENTS 1981-1986 PAR SECTEUR DE RECENSEMENT

PARTIE CENTRALE OTTAWA-HULL RÉGION MÉTROPOLITAINE DE RECENSEMENT



DWELLINGS / LOGEMENTS

-115 to/à -1

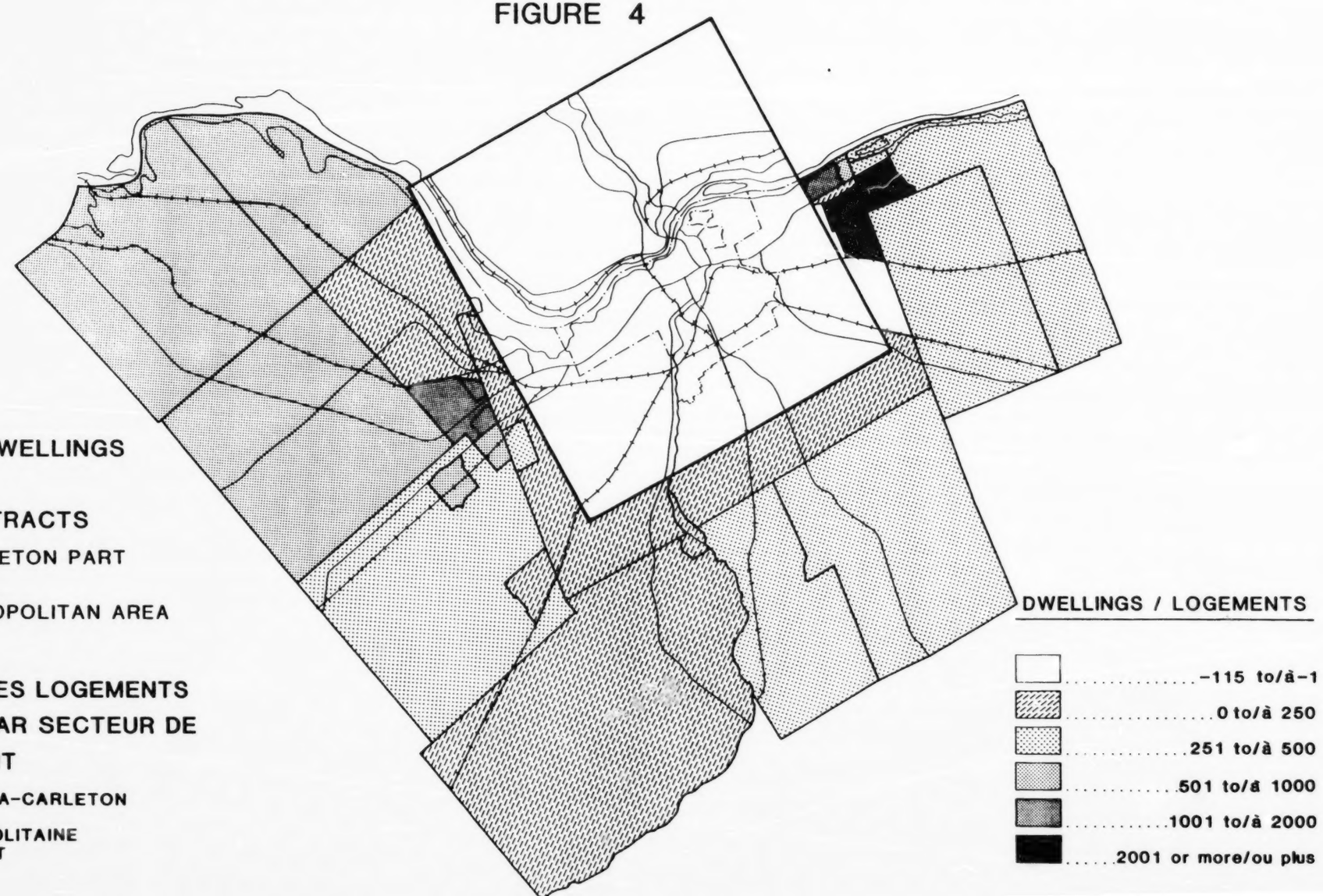
0 to/à 250

251 to/à 500

501 to/à 1000

1001 to/à 2000

FIGURE 4



CHANGE IN DWELLINGS
1981–1986
BY CENSUS TRACTS

OTTAWA–CARLETON PART
OTTAWA–HULL
CENSUS METROPOLITAN AREA

VARIATION DES LOGEMENTS
1981–1986 PAR SECTEUR DE
RECENSEMENT

PARTIE D'OTTAWA–CARLETON
OTTAWA–HULL
RÉGION MÉTROPOLITAINE
DE RECENSEMENT

DWELLINGS / LOGEMENTS

- .....–115 to/à–1
- .....0 to/à 250
- .....251 to/à 500
- .....501 to/à 1000
- .....1001 to/à 2000
- .....2001 or more/ou plus

A similar trend can also be observed within the other older urban municipalities (Figures 1 and 3) both inside the greenbelt in Ontario and in the Quebec part of the Census Metropolitan Area.

At the other extreme a number of census tracts experienced net losses of dwellings of up to 115 units, though this upper amount was only observed in one census tract (part of Centretown in the City of Ottawa). These unit losses were a result of either demolition or conversion of residential stock to other urban uses. This phenomenon generally occurred in older neighbourhoods of Ottawa, Hull and Vanier and too a lessor extent in some of the census tracts in Gloucester and Nepean located within the greenbelt.

The census tracts comprising the rural area (Figure 4) generally display increases for the period 1981 to 1986.

Implication of Observed Trends in Population and Dwellings

The 1981 to 1986 population and dwelling changes observed by census tract in the municipalities located inside the outer limit of the greenbelt, confirm that the assumptions upon which the official plan review is based are correct. Notwithstanding increases in the construction of dwelling units to the turn of the century in this area the population increase will be low. It is projected that the size of households will continue to fall albeit at a lower rate. The 1986 census results confirm this assumption. The main locations where construction of new dwellings will provide for the majority of the projected increase in population in the Ottawa-Carleton Region is in the designated urban centres outside the greenbelt and in the rural area of the Ottawa-Carleton region.

CONCLUSION

The above is for the information of the Planning Committee.

N. Tunnacliffe for

J.M. Wright
Planning Commissioner